

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

Tarawood Utilities LLC
Exact Legal Name of Respondent

Pending WS992
Certificate Number(s)

Submitted To The

Florida Public Service Commission

FOR THE

YEAR ENDED DECEMBER 31, 2024

Rec'd 2/4/25

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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FINANCIAL SECTION

REPORT OF

Tarawood Utilities LLC
(EXACT NAME OF UTILITY)

PO Box 1018, Floral City, Florida 34436 Same as Mailing Address Citrus
Mailing Address Street Address County

Telephone Number 352-302-5330 Date Utility First Organized 1/1/1990

Fax Number E-mail Address tarawoodutilities@gmail.com

Sunshine State One-Call of Florida, Inc. Member No. _____

Check the business entity of the utility as filed with the Internal Revenue Service:

☒ Individual ☐ Sub Chapter S Corporation ☐ 1120 Corporation ☐ Partnership

Name, Address and phone where records are located: John Thrumston PO Box 1018, Floral City, FL 34436

Name of subdivisions where services are provided: Tarawood

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: John Thrumston	Managing Member	PO Box 1018 Floral City, FL 34436	\$ 54,500
Person who prepared this report: John Thrumston			
Officers and Managers: John Thrumston	Managing Member	PO Box 1018 Floral City, FL 34436	\$ 54,500

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility.

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
			\$
			\$
			\$
			\$
			\$
			\$

UTILITY NAME Tarawood Utilities, LLCYEAR OF REPORT
DECEMBER 31, 2024

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue					
Residential_____		\$ 55,448	\$ 65,164	\$ _____	\$ 120,612
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues__		4,670	7,166	_____	11,836
Other (Specify)_ Late Fees		368	368	_____	735
Total Gross Revenue___		\$ 60,486	\$ 72,698	\$ _____	\$ 133,183
Operation Expense (Must tie to pages W-3 and S-3)	W-3				
	S-3	\$ 53,969	\$ 56,980	\$ _____	\$ 110,949
Depreciation Expense___	F-5	13,760	11,416	_____	25,176
CIAC Amortization Expense__	F-8	(6,602)	(8,887)	_____	(15,489)
Taxes Other Than Income__	F-7	4,854	5,559	_____	10,413
Income Taxes_____	F-7	0	0	_____	0
Total Operating Expense		\$ 65,981	65,068	_____	\$ 131,049
Net Operating Income (Loss)		\$ (5,495)	\$ 7,629	\$ _____	\$ 2,134
Other Income:					
Nonutility Income_____		\$ 400	\$ 0	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ 1,638	\$ 1,638	\$ _____	\$ 3,275
Interest Expense Bank Loan		5,397	5,397	_____	10,793
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (12,129)	\$ 595	\$ _____	\$ (11,934)

UTILITY NAME: Tarawood Utilities, LLC

YEAR OF REPORT
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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 1,222,428	\$ 1,222,428
Accumulated Depreciation and Amortization (108)-----	F-5,W-2,S-2	990,086	964,910
Net Utility Plant-----		\$ 232,342	\$ 257,518
Cash-----		16,417	15,137
Customer Accounts Receivable (141)-----		311	311
Other Assets (Specify):-----			-
Loan Closing Costs-----		253	253

Total Assets-----		\$ 249,323	\$ 273,219
Liabilities and Capital:			
Common Stock Issued (201)-----	F-6		
Preferred Stock Issued (204)-----	F-6		
Other Paid in Capital (211)-----			
Retained Earnings (215)-----	F-6		
Proprietary Capital (Proprietary and partnership only) (218)-----	F-6	(92,676)	(80,742)
Total Capital-----		\$ (92,676)	\$ (80,742)
Long Term Debt (224)-----	F-6	\$	\$
Accounts Payable (231)-----		-	-
Notes Payable (232)-----		224,033	232,823
Customer Deposits (235)-----			
Accrued Taxes (236)-----		-	-
Other Liabilities (Specify) Due to Owner-----		6,681	(376)

Advances for Construction-----			
Contributions in Aid of Construction - Net (271-272)-----	F-8	111,285	121,514
Total Liabilities and Capital-----		\$ 249,323	\$ 273,219

UTILITY NAME Tarawood Utilities, LLC

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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 501,487	\$ 720,941	\$	\$ 1,222,428

Construction Work in				

Other (Specify) -----				

Total Utility Plant -----	\$ 501,487	\$ 720,941	\$	\$ 1,222,428

ACCUMULATED DEPRECIATION (A/D) AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year -----	\$ 393,211	\$ 571,699	\$	\$ 964,910
Add Credits During Year:				
Accruals charged to				
depreciation account -----	\$ 13,760	\$ 11,416	\$	\$ 25,176
Salvage -----				
Other Credits (specify) -----				

Total Credits -----	\$ 406,971	\$ 583,115	\$	\$ 990,086
Deduct Debits During Year:				
Book cost of plant				
retired -----	\$	\$	\$	\$
Cost of removal -----				
Other debits (specify) -----				

Total Debits -----	\$	\$	\$	\$
Balance End of Year -----	\$ 406,971	\$ 583,115	\$	\$ 990,086

UTILITY NAME: Tarawood Utilities, LLC

YEAR OF REPORT DECEMBER 31, 2024

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	_____	_____
Shares authorized _____	_____	_____
Shares issued and outstanding _____	_____	_____
Total par value of stock issued _____	_____	_____
Dividends declared per share for year _____	_____	_____

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____ _____	_____ _____ _____	_____ _____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ (80,742)	\$ _____
Changes during the year (Specify): Retained Earnings _____	(11,934)	_____
Capital Contributions(Distributions) _____	_____	_____
Balance end of year _____	\$ (92,676)	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Capital City Bank Loan _____	_____	_____	\$ 224,033
_____	_____	_____	_____
_____	_____	_____	_____
Total _____			\$ 224,033

UTILITY NAME: Tarawood Utilities, LLC

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TAXES EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income: _____	_____	_____	_____	_____
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	243	876	_____	1,119
Regulatory assessment fees paid _____	1,554	1,626	_____	3,180
Other (Specify) _____	_____	_____	_____	-
Payroll Tax _____	3,057	3,057	_____	6,114
Workers Comp _____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 4,854	\$ 5,559	\$ _____	\$ 10,413

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

[illegible]

UTILITY NAME:

Tarawood Utilities, LLC

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CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ 274,036	\$ 379,363	\$ 653,399
2) Add credits during year_____	\$ 2,570	\$ 2,690	\$ 5,260
3) Total_____	276,606	382,053	658,659
4) Deduct charges during the year_____	-	-	-
5) Balance end of year_____	276,606	382,053	658,659
6) Less Accumulated Amortization_____	227,769	319,605	547,374
7) Net CIAC_____	\$ 48,837	\$ 62,448	\$ 111,285

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or contractors agreements from which cash or property was received during the year.			Indicate "Cash" or "Property"	Water	Wastewater
Sub-total_____				\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.					
Description of Charge	Number of Connections	Charge per Connection			
New Homes	2	\$ 2,630	\$ 2,570	\$ 2,690	
Total Credits During Year (Must agree with line # 2 above.)_____			\$ 2,570	\$ 2,690	

ACCUMULATED AMORTIZATION OF CIAC (272)

See Note Below	Water	Wastewater	Total
Balance First of Year_____	\$ 221,167	\$ 310,718	\$ 531,885
Add Credits During Year_____	6,602	8,887	15,489
Deduct Debits During Year:_____	-	-	-
Balance End of Year (Must agree with line #6 above.)	\$ 227,769	\$ 319,605	\$ 547,374

Note: Amortization has been updated from amounts shown in 2009 rate case filing.

**** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR ****

UTILITY NAME: Tarawood Utilities, LLC

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SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	<u>100.00</u> %		_____ %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: _____ %
Commission Order Number approving AFUDC rate: _____

WATER OPERATING SECTION

UTILITY NAME: Tarawood Utilities, LLC

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WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 10,375	\$ _____	\$ _____	\$ 10,375
302	Franchises_____	-	_____	_____	_____
303	Land and Land Rights_____	3,750	_____	_____	3,750
304	Structures and Improvements_____	85,937	-	_____	85,937
305	Collecting and Impounding Reservoirs_____	-	_____	_____	_____
306	Lake, River and Other Intakes_____	-	_____	_____	_____
307	Wells and Springs_____	32,338	-	_____	32,338
308	Infiltration Galleries and Tunnels_____	-	_____	_____	_____
309	Supply Mains_____	-	_____	_____	-
310	Power Generation Equipment_____	-	_____	_____	-
311	Pumping Equipment_____	34,997	-	_____	34,997
320	Water Treatment Equipment_____	-	-	_____	-
330	Distribution Reservoirs and Standpipes_____	-	-	_____	-
331	Transmission and Distribution Lines_____	29,658	-	_____	29,658
333	Services_____	250,906	_____	_____	250,906
334	Meters and Meter Installations_____	20,358	-	_____	20,358
335	Hydrants_____	18,221	-	_____	18,221
336	Backflow Prevention Devices_____	4,449	_____	_____	4,449
339	Other Plant and Miscellaneous Equipment_____	297	_____	_____	297
340	Office Furniture and Equipment_____	10,201	_____	_____	10,201
341	Transportation Equipment_____	-	_____	_____	-
342	Stores Equipment_____	-	_____	_____	-
343	Tools, Shop and Garage Equipment_____	-	_____	_____	-
344	Laboratory Equipment_____	-	_____	_____	-
345	Power Operated Equipment_____	-	_____	_____	-
346	Communication Equipment_____	-	_____	_____	-
347	Miscellaneous Equipment_____	-	_____	_____	-
348	Other Tangible Plant_____	-	_____	_____	-
	Total Water Plant_____	\$ 501,487	\$ -	\$ -	\$ 501,487

UTILITY NAME: Tarawood Utilities, LLCYEAR OF REPORT
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ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	27	%	3.70%	\$ 39,058	\$	\$ 3183	\$ 42,241
305	Collecting and Impounding Reservoirs		%		-			
306	Lake, River and Other Intakes		%		-			
307	Wells and Springs	35	%	2.86%	30,355		924	31,279
308	Infiltration Galleries & Tunnels		%		-			
309	Supply Mains	32	%	3.13%	-		-	-
310	Power Generating Equipment	17	%	5.88%	-		-	-
311	Pumping Equipment	15	%	6.67%	34,997		-	34,997
320	Water Treatment Equipment	17	%	5.88%	-		-	-
330	Distribution Reservoirs & Standpipes	30	%	3.33%	29,658		-	29,658
331	Trans. & Dist. Mains	38	%	2.63%	217,877		6,603	224,480
333	Services	15	%	6.67%	18,090		1,357	19,447
334	Meter & Meter Installations	17	%	5.88%	12,588		1,072	13,660
335	Hydrants	40	%	2.50%	3,666		111	3,777
336	Backflow Prevention Devices	10	%	10.00%	297		-	297
339	Other Plant and Miscellaneous Equipment	20	%	5.00%	6,624		510	7,134
340	Office Furniture and Equipment		%		-			-
341	Transportation Equipment		%		-			-
342	Stores Equipment		%		-			-
343	Tools, Shop and Garage Equipment		%		-			-
344	Laboratory Equipment		%		-			-
345	Power Operated Equipment		%		-			-
346	Communication Equipment		%		-			-
347	Miscellaneous Equipment		%		-			-
348	Other Tangible Plant		%		-			-
	Totals				\$ 393,211	\$ -	\$ 13,760	\$ 406,971

* This amount should tie to Sheet F-5.

UTILITY NAME: Tarawood Utilities, LLC

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WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Actual Amount
601	Salaries and Wages - Employees	\$ 27,250
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	1,072
616	Fuel for Power Production	
618	Chemicals	320
620	Materials and Supplies	
630	Contractual Services:	
	Billing	
	Professional (Contract Ops and Accounting)	4,817
	Testing	4,367
	Other	
640	Rents	3,900
650	Transportation Expense	1,727
655	Insurance Expense	2,407
665	Regulatory Commission Expenses (Incl Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses (includes Bank Service Fees	8,109
	Total Water Operation And Maintenance Expense	\$ 53,969 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	85	90	90
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	1	1	1
3/4"	D	1.5			
1"	D	2.5	1	1	2.5
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
** D = Displacement C = Compound T = Turbine			77	87	93.5

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Tarawood Utilities, LLC

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PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
(b)	(c)	(d)	(e)	(f)	
January		233	Hydrant Flushing 40	193	146
February		176	40	138	161
March		241	40	201	173
April		290	40	250	187
May		280	40	240	199
June		411	40	371	174
July		250	40	210	150
August		345	40	305	144
September		234	40	194	148
October		259	40	219	133
November		264	40	224	143
December		298	40	258	160
Total for Year		3,281	480	2,801	1,915

If water is purchased for resale, indicate the following:

Vendor _____

Point of delivery _____

If water is sold to other water utilities for redistribution, list names of such utilities below:

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	4	3,620	None	None	3,620
PVC	6	4,030	None	None	4,030

UTILITY NAME: _____ Tarawood Utilities, LLC

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WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1988	1988	_____	_____
Types of Well Construction and Casing _____	Steel	Steel	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	220	230	_____	_____
Diameters of Wells _____	8	8	_____	_____
Pump - GPM _____	438	442	_____	_____
Motor - HP _____	30	30	_____	_____
Motor Type * _____	Submersible	Submersible	_____	_____
Yields of Wells in GPD _____	630720	636480	_____	_____
Auxiliary Power _____	None	None	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel	_____	_____	_____
Capacity of Tank _____	5,000	_____	_____	_____
Ground or Elevated _____	Hydro	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
Pumps				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: _____ Tarawood Utilities, LLC

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SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	192,000	_____	_____
Type of Source_____	Groundwater	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	Well/Tank System	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	192000	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	Liquid	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____

UTILITY NAME: Tarawood Utilities, LLC

YEAR OF REPORT
DEC 2024

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present ERC's * the system can efficiently serve. 549
2. Maximum number of ERC's * which can be served. 549
3. Present system connection capacity (in ERCs *) using existing lines. 549
4. Future connection capacity (in ERCs *) upon service area buildout. 549
5. Estimated annual increase in ERCs *. 10
6. Is the utility required to have fire flow capacity? Yes
If so, how much capacity is required? 500 GPM
7. Attach a description of the fire fighting facilities. Five Fire Hydrants
8. Describe any plans and estimated completion dates for any enlargements or improvements of N/A

9. When did the company last file a capacity analysis report with the DEP?
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # PWS No.6095036
12. Water Management District Consumptive Use Permit # 20009097.002
 - a. Is the system in compliance with the requirements of the CUP? Yes
 - b. If not, what are the utility's plans to gain compliance? _____

- * An ERC is determined based on one of the following methods:
- (a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
 - (b) If no historical flow data are available use:
 $ERC = (Total\ SFR\ gallons\ sold\ (omit\ 000/365\ days/350\ gallons\ per\ day)).$

WASTEWATER OPERATING SECTION

UTILITY NAME: Tarawood Utilities, LLC

YEAR OF REPORT
DECEMBER 31, 2024

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$ 10,378	\$	\$	\$ 10,378
352	Franchises	-			
353	Land and Land Rights	48,225			48,225
354	Structures and Improvements	22,950			22,950
355	Power Generation Equipment	-			-
360	Collection Sewers - Force	741			741
361	Collection Sewers - Gravity	354,412			354,412
362	Special Collecting Structures-Manholes	-			-
363	Services to Customers	58,723			58,723
364	Flow Measuring Devices	-			-
365	Flow Measuring Installations	-			-
370	Receiving Wells	26,692			26,692
371	Pumping Equipment	24,761			24,761
380	Treatment and Disposal	-			-
	Equipment	135,921			135,921
381	Plant Sewers	-			-
382	Outfall Sewer Lines	20,464			20,464
389	Other Plant and Miscellaneous	-			-
	Equipment	11,786			11,786
390	Office Furniture and	-			-
	Equipment	-			-
391	Transportation Equipment	-			-
392	Stores Equipment	-			-
393	Tools, Shop and Garage	-			-
	Equipment	-			-
394	Laboratory Equipment	-			-
395	Power Operated Equipment	-			-
396	Communication Equipment	-			-
397	Miscellaneous Equipment	-			-
398	Other Tangible Plant	5,888			5,888
	Total Wastewater Plant	\$ 720,941	\$ -	\$ 0	\$ 720,941 *

* This amount should tie to sheet F-5.

7

UTILITY NAME: Tarawood Utilities, LLC

YEAR OF REPORT
DECEMBER 31, 2024

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f+g+h=i) (i)
354	Structures and Improvements	27	%	3.70%	\$ 11,475	\$	\$ 850	\$ 12,325
355	Power Generation Equipment		%		-			
360	Collection Sewers - Force	27	%	3.70%	897		27	925
361	Collection Sewers - Gravity	40	%	2.50%	292,384		8,860	301,245
362	Special Collecting Structures	27	%	3.70%	-		-	-
363	Services to Customers	35	%	2.86%	55,371		1,678	57,049
364	Flow Measuring Devices		%		-			
365	Flow Measuring Installations		%		-			
370	Receiving Wells	25	%	4.00%	26,962		-	26,962
371	Pumping Equipment	15	%	6.67%	13,439		-	13,439
380	Treatment and Disposal Equipment	32	%	3.13%	135,921		-	135,921
381	Plant Sewers		%		-			
382	Outfall Sewer Lines	30	%	3.33%	20,464		-	20,464
389	Other Plant and Miscellaneous Equipment	15	%	6.67%	8,897		-	8,897
390	Office Furniture and Equipment		%		-			
391	Transportation Equipment		%		-			
392	Stores Equipment		%		-			
393	Tools, Shop and Garage Equipment		%		-			
394	Laboratory Equipment		%		-			
395	Power Operated Equipment		%		-			
396	Communication Equipment		%		-			
397	Miscellaneous Equipment		%		-			
398	Other Tangible Plant	15	%	6.67%	5,888		-	5,888
	Totals				\$ 571,699	\$ -	\$ 11,416	\$ 583,115 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Tarawood Utilities, LLC

YEAR OF REPORT
DECEMBER 31, 2024

PUMPING EQUIPMENT

Lift Station Number _____	Master	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	Barnes	_____	_____	_____	_____	_____
Year installed _____	1990	_____	_____	_____	_____	_____
Rated capacity _____	260-290 GPM	_____	_____	_____	_____	_____
Size _____	_____	_____	_____	_____	_____	_____
Power: _____	_____	_____	_____	_____	_____	_____
Electric _____	230V	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	4"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____	_____
Average length _____	25	_____	_____	_____	_____	_____
Number of active service connections _____	_____	_____	_____	_____	_____	_____
Beginning of year _____	67	_____	_____	_____	_____	_____
Added during year _____	0	_____	_____	_____	_____	_____
Retired during year _____	0	_____	_____	_____	_____	_____
End of year _____	67	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	180	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains			Force Mains		
Size (inches) _____	8"	_____	_____	4"	_____	_____
Type of main _____	PVC	_____	_____	PVC	_____	_____
Length of main (nearest foot) _____	8380	_____	_____	90	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	8380	_____	_____	90	_____	_____

8380

MANHOLES

Size (inches) _____	4Ft	_____	_____	_____
Type of Manhole _____	Precast	_____	_____	_____
Number of Manholes: _____	_____	_____	_____	_____
Beginning of year _____	30	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	30	_____	_____	_____

UTILITY NAME: Tarawood Utilities, LLC

YEAR OF REPORT
DECEMBER 31, 2024

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Actual Amount
701	Salaries and Wages - Employees	\$ 27,250
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	
715	Purchased Power	2,160
716	Fuel for Power Production	2,315
718	Chemicals	
720	Materials and Supplies	348
730	Contractual Services:	
	Billing	
	Professional (Contract Ops & Annual Report/Legal)	442
	Testing	8,323
	Other (Repair and Maintenance)	1,376
740	Rents	
750	Transportation Expense	3,900
755	Insurance Expense	1,635
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	2,314
770	Bad Debt Expense	
775	Miscellaneous Expenses (includes Bank Service Fees)	
		6,917
	Total Wastewater Operation And Maintenance Expense	\$ 56,980 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service					
All meter sizes	D	1.0	90	91	91
General Service					
5/8"	D	1.0	1	1	1
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			91	92	92

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME:

Tarawood Utilities, LLC

YEAR OF REPORT
DECEMBER 31, 2024

TREATMENT PLANT

Manufacturer_____	Maroff_____	_____	_____
Type_____	Extended Aeration_____	_____	_____
"Steel" or "Concrete"_____	Concrete_____	_____	_____
Total Permitted Capacity_____	20,000 GPD_____	_____	_____
Average Daily Flow_____	6,568_____	_____	_____
Method of Effluent Disposal_____	Perc Ponds_____	_____	_____
Permitted Capacity of Disposal_____	20,000 GPD_____	_____	_____
Total Gallons of Wastewater treated_____	2,397,300_____	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	_____	_____	_____	_____	_____
Capacity (GPM's)_____	_____	_____	_____	_____	_____
Motor:_____	_____	_____	_____	_____	_____
Manufacturer_____	_____	_____	_____	_____	_____
Horsepower_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	180,800_____	_____	All_____
February_____	90,400_____	_____	All_____
March_____	200,400_____	_____	All_____
April_____	164,000_____	_____	All_____
May_____	165,300_____	_____	All_____
June_____	164,600_____	_____	All_____
July_____	187,300_____	_____	All_____
August_____	168,500_____	_____	All_____
September_____	158,100_____	_____	All_____
October_____	170,100_____	_____	All_____
November_____	181,800_____	_____	All_____
December_____	566,000_____	_____	All_____
Total for year_____	2,397,300_____	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME:

Tarawood Utilities, LLC

YEAR OF REPORT
DECEMBER 31, 2024

GENERAL WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

- | | | |
|--|----|----------|
| 1. Present number of ERCs* now being served. | 91 | |
| 2. Maximum number of ERCs* which can be served. | | 100 |
| 3. Present system connection capacity (in ERCs*) using existing lines. | | 100 |
| 4. Future connection capacity (in ERCs*) upon service area buildout. | | 239 Lots |
| 5. Estimated annual increase in ERCs*. | 10 | |

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system NONE AT THE PRESET TIME

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? No

If so, when? _____

9. Has the utility been required by the DEP or water management district to implement reuse? No

If so, what are the utility's plans to comply with this requirement? _____

10. When did the company last file a capacity analysis report with the DEP?

11. If the present system does not meet the requirements of DEP rules, submit the following:

a. Attach a description of the plant upgrade necessary to meet the DEP rules.

b. Have these plans been approved by DEP? _____

c. When will construction begin? _____

d. Attach plans for funding the required upgrading. _____

e. Is this system under any Consent Order with DEP? _____

12. Department of Environmental Protection ID # FLA011927

* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 12 months:

Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:

ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: Tarawood Utilities, LLC


YEAR OF REPORT
DECEMBER 31, 2024

CERTIFICATION OF ANNUAL REPORT

I HEREBY CERTIFY, to the best of my knowledge and belief:

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

Items Certified

1. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>	 (signature of chief executive officer of the utility) *
1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	 (signature of chief financial officer of the utility) *

* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.